

Courtesy Of Jordan W Ceh Of Century 21 Masters

## \$267,000 - 58 603 Youville Drive, Edmonton

MLS® #E4452778

**\$267,000**

3 Bedroom, 1.50 Bathroom, 1,195 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Nestled in the highly sought-after and impeccably managed Parkside community, this property offers an unbeatable location just steps away from the Grey Nuns Hospital and the scenic Tawa Park. With the vibrant amenities of Mill Woods Town and Recreation Centre only a short distance away, this gem is brimming with incredible value and endless possibilities! Backing a well cared for playground/greenspace, the beautifully maintained 3 bedroom 1.5 bath townhome is perfect for families, first time buyers, investors or anyone looking to downsizing from a larger home!! Upgrades include a new furnace and central a/c in 2022, custom blinds in 2023, fridge in 2024, and upgraded bath fixtures up and down. Covered rear deck area, two assigned parking stalls out front, and low condo fees (\$312.10 per month) and property taxes (\$1851.62 in 2024) make this an even more attractive investment. Don't let this golden opportunity slip away!!

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452778  |
| Price     | \$267,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,195             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 58 603 Youville Drive |
| Area        | Edmonton              |
| Subdivision | Tawa                  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6L 6V8               |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Plug-Ins |
| Parking   | 2 Outdoor Stalls                        |

### Interior

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Stories      | 3                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Partially Finished                                                                                                                      |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 13th, 2025  
Days on Market                67  
Zoning                              Zone 29  
Condo Fee                        \$312

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